

**4 Bedroom(s), Town House, Freehold**

**Stayers Road, Bessacarr, Doncaster.**



- 3D Virtual Tour Available
- Third Floor Dedicated to Master Bedroom and En Suite
- Ground Floor W/C
- Rear Enclosed Garden
- Popular Location and Close to Amenities and Schools

- Beautifully Presented with a Modern Kitchen Diner
- Contemporary Family Bathroom
- Allocated Parking Bays
- Four Bedroom Three Storey End of Terrace Family Home

**£260,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

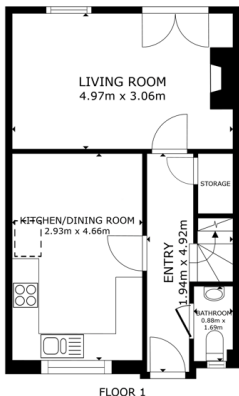


## Owner's View

Modern 4-Bed End of Terrace Townhouse – Stayers Road, Bessacarr Situated in the sought-after area of Bessacarr, this well-presented and modern four-bedroom end-of-terrace townhouse offers stylish and spacious living across three floors. Externally, the property benefits from two allocated parking spaces at the front, while the enclosed rear garden provides a private outdoor retreat. Inside, the ground floor features a modern kitchen diner, a comfortable lounge with patio doors leading to the garden, and a convenient W/C. The first floor hosts three bedrooms (including two doubles) and a contemporary family bathroom. The second floor is dedicated to the master suite, complete with an en suite shower room for added privacy and comfort. With its modern design, excellent layout, and prime location, this home is ideal for families or professionals looking for a stylish and practical living space.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 29.2 m<sup>2</sup> FLOOR 2: 26.8 m<sup>2</sup> FLOOR 3: 24.1 m<sup>2</sup>  
ENCLOSED AREA: 1 FLOOR: 1.4 m<sup>2</sup> FLOOR 2: 1.4 m<sup>2</sup>  
TOTAL: 102.2 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

## Kitchen Diner



## Lounge



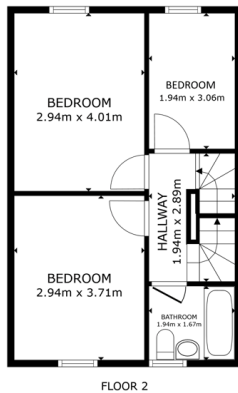


W/C



First Floor

Floor Plan



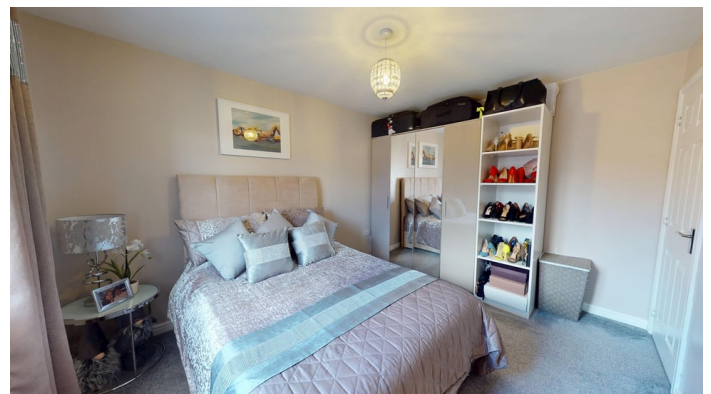
GROSS INTERNAL AREA  
FLOOR 1 39.2 m<sup>2</sup> FLOOR 2 38.9 m<sup>2</sup> FLOOR 3 24.1 m<sup>2</sup>  
ENCLOSURE AREAS - REDUCED HEADROOM 1.4 m<sup>2</sup>  
TOTAL 102.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

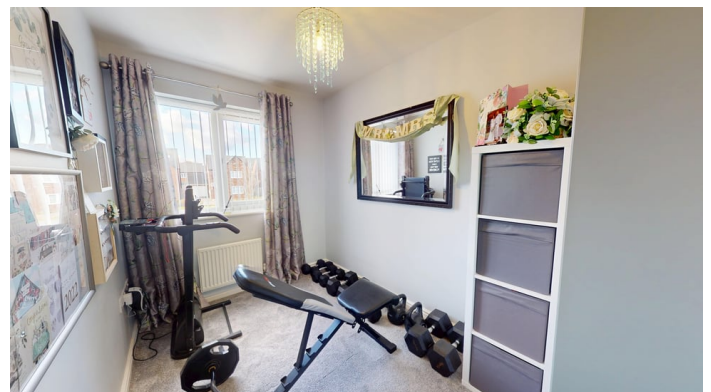
Bedroom



Bedroom



Bedroom



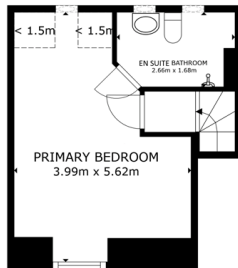
Family Bathroom





## Second Floor

### Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 39.2 m<sup>2</sup> FLOOR 2 38.9 m<sup>2</sup> FLOOR 3 24.2 m<sup>2</sup>  
ENCLOSURE AREAS: REFUSED VEHICULAR 1.4 m<sup>2</sup>  
TOTAL: 102.2 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out –

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

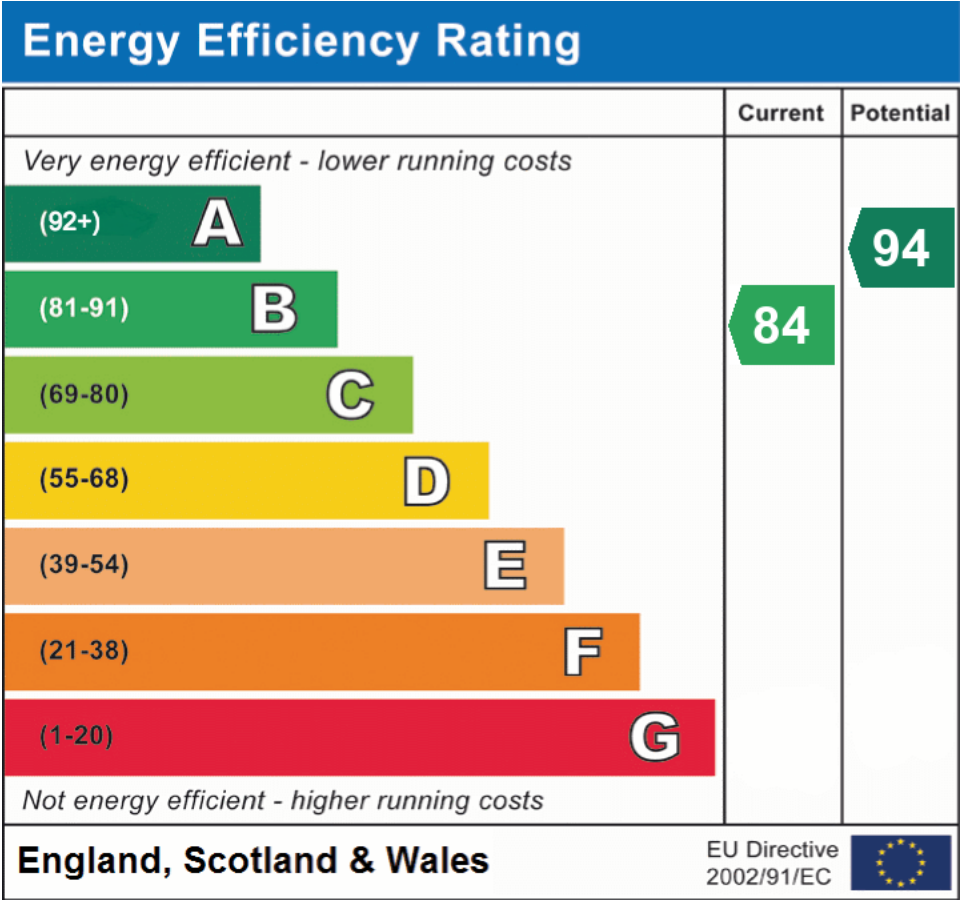
Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.